



SOUTH CAPITOL STREET

DEAR FRIENDS:

Current Conditions



Washington is a capital city admired throughout the world. Its broad boulevards, majestic public buildings, and historic open spaces make Americans proud of their rich national heritage. However, one of the city's most important gateways—South Capitol Street—has not lived up to its potential. Today, South Capitol Street is a blighted corner of the Nation's Capital, with abandoned lots and forsaken enterprises offering testimony to the area's neglect. Freeway and railroad overpasses disconnect South Capitol Street from Monumental Washington and one of the nation's most dramatic sites, where the street meets the river, now serves as a gravel yard.

The new South Capitol Street can be a lively mix of shops, offices, restaurants, housing, and open space. Like the National Mall, Capitol Hill, and Pennsylvania Avenue, it will be a place for all Americans—a place of beauty that features distinguished architecture, national symbols, and waterfront views in a vibrant city setting.

Development Concept

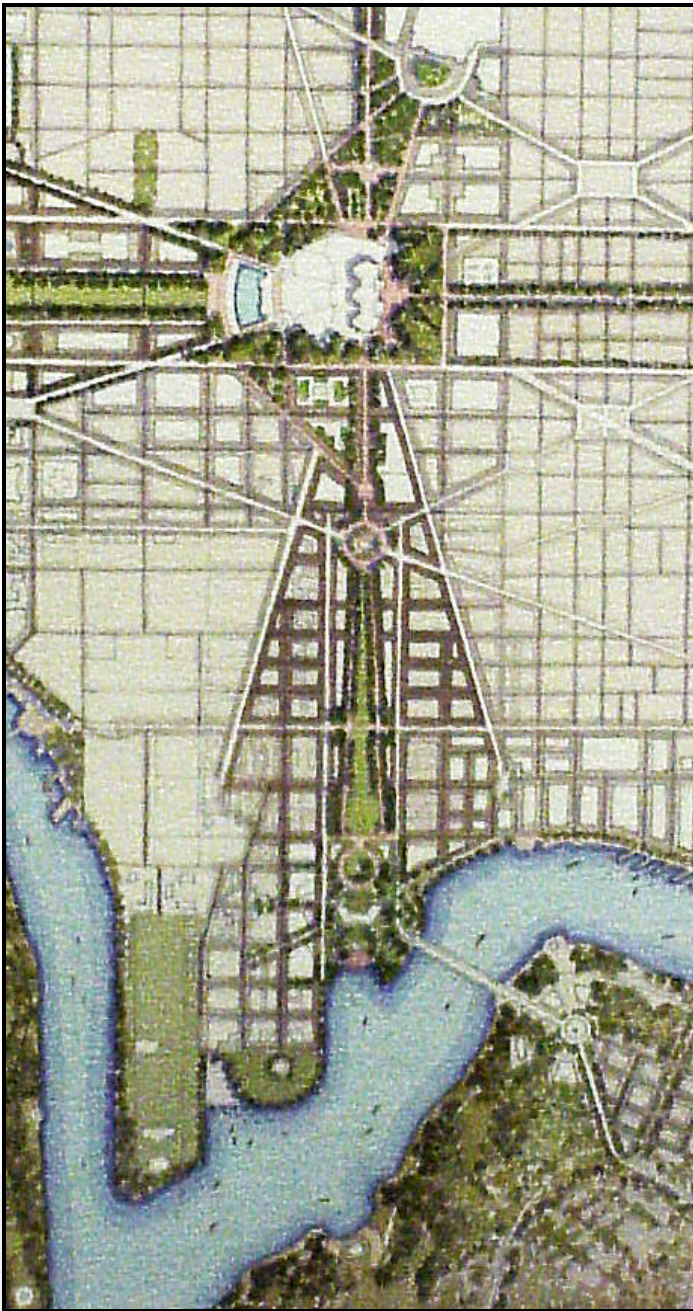


With imagination and bold leadership South Capitol Street can rival the best urban spaces of cities around the world. As Commonwealth Avenue is to Boston, and the Champs Elysees is to Paris, South Capitol Street can define and enhance the character of Washington.

A partnership of federal and local governments, including the National Capital Planning Commission, the District of Columbia Government, and the Maryland Department of Transportation, is undertaking a transportation and urban design study that will advance an achievable vision for South Capitol Street. Our next step will be to take the recommendations outlined in the plan and produce immediate and visible results. Working together we can build a new South Capitol that is a worthy gateway to Washington's Monumental Core.

John V. Cogbill III
Chairman
National Capital Planning Commission

SOUTH CAPITOL STREET



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LEGACY VISION

The National Capital Planning Commission has long considered South Capitol Street an area ripe for renewal. The street figures prominently in NCPC's long-range vision plan: *Extending the Legacy*.

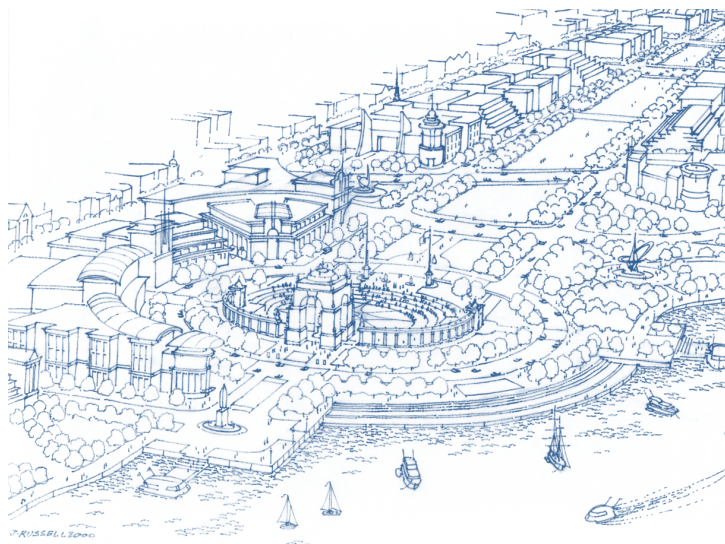
The Commission envisions a revitalized South Capitol Street bustling with a mix of federal, local, and private uses. The Legacy Plan calls for a major public building or civic feature at the important site where the street meets the river. This should be a lively place—featuring restaurants, concerts, marinas, and riverfront attractions—that draws people to the area during the day and evening, seven days a week.

The South Capitol Street corridor should project the beauty and strength of the Nation's Capital.



PROJECTS UNDERWAY

In November 2001, Congress authorized \$500,000 for a transportation study to develop recommendations for promoting mixed-use activities and improving pedestrian and vehicular access along the corridor. The District of Columbia's Department of Transportation was charged with submitting a plan no later than September 2003. Realizing the importance of having an urban design framework guide the transportation study, the National Capital Planning Commission has committed \$100,000 and is undertaking an urban design analysis that is scheduled for completion in the summer of 2002. The urban design analysis is the precursor of the transportation study and will provide base information regarding open space, memorials, and land use.



Anacostia Waterfront Initiative

The D.C. Office of Planning is using this initiative to focus on the river, the surrounding community, and the connections along South Capitol Street. Goals of the initiative include improving public access to the waterfront; encouraging economic revitalization in the area; and improving the area's open space network.



NEXT STEPS

- ☐ Complete the South Capitol Street Gateway and Improvement Study by Fall 2003
- ☐ Fund the Anacostia Crossings Study in 2003
- ☐ Fund the Environmental Review Process and Design Concepts in Fiscal Year 2004
- ☐ Assemble a South Capitol Street Coordinating Committee
- ☐ Establish a Development Corporation
- ☐ Secure funding during Fiscal Years 2005-2010 for project implementation

CURRENT CONDITIONS

Views along the South Capitol Corridor

